

Staff Summary Report

Development Review Commission Date: **05/13/08**

Agenda Item Number: **___**

SUBJECT: Hold a public meeting for a Development Plan Review for MIDFIRST BANK, located at 8775 S. Priest Drive.

DOCUMENT NAME: DRCr_Midfirstbank_051308

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **MIDFIRSTBANK (PL080101)** (Scott Marshall, Midfirst Bank, property owner; Paul Schmidt, Architekton, applicant) consisting of a new 5,324 s.f. bank on .74 net acres, located at 8775 S. Priest Drive in the PCC-1 Planned Commercial Center Neighborhood District, within the Southwest Overlay District. The request includes the following:

DPR08074 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)

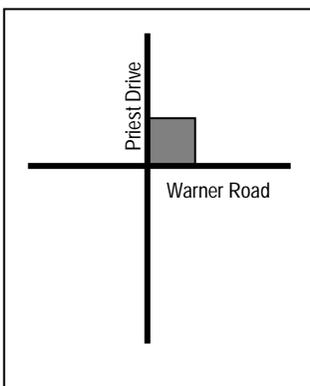


LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval, subject to conditions**

ADDITIONAL INFO:



Gross/Net site area	.74 acres
Total Building area	5,324 s.f.
Lot Coverage	17 % (50% maximum allowed)
Building Height	26ft (35 ft maximum allowed)
Building setbacks	50' front, 26' side, 46' rear , 65' street side (0, 30, 30, 0 min.)
Landscape area	22% (15% minimum required)
Vehicle Parking	21 spaces (17 min. required, 21 max allowed)
Bicycle Parking	6 spaces (2 minimum required)

A neighborhood meeting is not required with this application.

- PAGES:**
1. List of Attachments
 - 2-3. Comments
 - 4-6. Reason for Approval / Conditions of Approval
 7. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 - 3-5. Letter of Explanation
 6. Site plan
 7. Floor plan
 8. Building Elevations
 9. Building Sections
 10. Landscape Plan
 11. Preliminary Grading & Drainage Plan
 12. Color Elevations

COMMENTS:

This site is located on the northeast corner of Priest Drive and Warner Road, as the corner anchor to the recently developed Warner Village project. This site is zoned PCC-1 Planned Commercial Center Neighborhood District, within the Southwest Overlay District. The site is currently vacant; the proposed new use is a bank with drive-through services. The requested Development Plan Review includes a site plan, landscape plan and elevations for a free-standing 26-foot tall bank with three drive-through teller lanes, within 5,324 s.f. of building area on .74 net acres. The applicant is requesting the Development Review Commission take action on the Development Plan Review. No additional entitlement processing is necessary for this request.

PROJECT ANALYSIS DEVELOPMENT PLAN REVIEW

Site Plan

The corner site utilizes a shared access agreement with the adjacent Warner Village development, minimizing curb cuts along Priest Drive and Warner Road. Existing transit facilities, sidewalks and perimeter landscape will remain with the development of this vacant pad. Refuse is located off site through a shared refuse agreement. Circulation minimizes pedestrian and bicyclist conflicts with vehicles and provides sufficient fire access. The placement of the building reinforces the street wall and maximizes natural surveillance and visibility of pedestrian areas. The lot configuration includes a row of parking along Warner Road that is not part of this project, but is part of the development to the east, as an extended portion of that property sharing a drive-aisle.

Building Elevations

The building elevations have a contemporary architectural style that compliments the remaining Warner Village development while standing out as a unique design of its own. Materials and colors are compatible with the surroundings: earth toned EIFS system, patina finished Cor-Ten panels and stacked stone are the predominant finishes. Buildings and landscape elements have proper scale with the site and surroundings. Full-height windows provide strong visual connectivity to the intersection as well as the parking lot, enhancing the security of the area. The windows provide natural light from the north side, and are shaded on the south side by small awnings and desert trees that retain visibility while filtering sunlight. The building is broken up into smaller masses with a winged roofline breaking through the horizontal plane of the roofline in a sculptural form.

Landscape Plan

The proposed landscape plan uses large specimen Desert Museum Palo Verde, Ironwood and Cascalote trees, and a variety of native shrubs and ground covers that are drought resistant and provide year round color and texture. The perimeter landscape is not a part of this project, and was established with the original Warner Village development.

Conclusion

Based on the information provided by the applicant and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and implements goals and objectives of several elements.
2. The project meets the development standards required under the Zoning and Development Code Section 6-306 D Approval criteria for Development Plan Review:
 - a. The placement of building reinforces the street wall and enhances the character of the surrounding area
 - b. Shade for energy conservation and comfort as an integral part of the design
 - c. Materials are of superior quality and compatible with the surroundings
 - d. Buildings and landscape elements have proper scale with the site and surroundings
 - e. Building masses are divided into smaller components that create a human-scale as viewed from the sidewalk
 - f. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility
 - g. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.
 - h. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
 - i. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance and access control.
 - j. Landscape accents and separates parking, buildings, driveways and pedestrian walkways.

DPR 08074
CONDITIONS OF APPROVAL

Site Plan

1. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
2. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
3. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
4. Shade canopy for drive through:
 - a. Provide an 8" fascia for the canopy structure.
 - b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
 - c. Relate canopy in color and architectural detailing to the buildings.
 - d. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.

Floor Plans

5. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit in the office or garage is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

Building Elevations

6. The materials and colors presented are approved as presented:
 - Roof – metal 18" standing seam - Atas International - *Medium Bronze* in matte finish
 - Primary building – EIFS Dryvit painted - Benjamin Moore - #1106 *Gladstone Tan*
 - Primary building – Natural stone veneer – Stone Solutions – *Ledgestone, Rustic Rock*
 - Accent metals and canopy – paint – Frazee - Color #8806 *Tudor House*
 - Exposed wood eaves – Red Cedar tongue & Groove resawn finish 6" wide *Natural* in satin finish
 - Exposed structural laminated beams – Boise engineered wood products – Douglas Fir – match sample in satin finish
 - Panelized exterior cladding – Magnum – 18 ga. Cold rolled 'Corten' Steel - MAI-5 *Accelerated Rust* in flat rusted finish
 - Doors and frames – metal doors and frames - Benjamin Moore - #1106 *Gladstone Tan*
 - Window mullions – Aluminum storefront – Walters 7 Wolf – *Dark Bronze* anodized finish
 - Window panes – Vision Glazing – Viracon – 1" insulated w/ low e coating 3/4" strengthened single pane in *clear*
 - Window panes at teller – Interstate Bullet Resistive in *clear*Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.
7. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
8. Conceal roof drainage system within the interior of the building.
9. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations.

10. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from view.
11. Exposed conduit, piping, or related materials is not allowed.

Lighting

12. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

13. Provide fully notated landscape plan for building plan check process, with all existing perimeter landscape material noted with individual symbols on site and in the legend.
14. The plant palate is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
15. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Repair existing irrigation system adjacent public right of ways where damaged by work of this project. Provide temporary irrigation to existing landscape on the street frontages for period of time that irrigation system is out of repair. Design irrigation so the street frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
16. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
17. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Signage

18. Provide address sign(s) on the building elevation facing the street to which the property is identified (Priest Drive) and one address sign on each elevation except the street side yard (Warner Road).
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Your drawings must be submitted to the Development Services Building Safety Division for building permit by May 13, 2009 or Development Plan approval will expire.
- Provide a copy of the shared access agreement prior to issuance of building permits.
- Parking shall not exceed the maximum 125% of required spaces for this use.
- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated March 26, 2008. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **WATER:** Revise site plan and floor plans to recess the pop-out on the western side of building, reducing it by 8' to provide a total of 16' separation from the existing water line; or resolve this conflict with Water Utilities Department prior to building permits.
- **STANDARD DETAILS:**
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov or may be obtained at Development Services.
- **BUILDING HEIGHT:** Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
- **SECURITY REQUIREMENTS:**
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment
 - A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
 - Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

- FIRE: (Jim Walker 480-350-8341) Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.
- ENGINEERING AND LAND SERVICES:
 - Underground overhead utilities; the underground utilities requirement excludes high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE: Provide a copy of a shared refuse agreement prior to issuance of building permits.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works/Traffic (Shelly Seyler 480-350-8219)
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Follow requirements of ZDC Part 4 chapter 8
 - Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
 - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
- LANDSCAPE:
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us . Follow the link to "form", to "native plants", and to "notice intent to clear land".
- SIGNS: Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

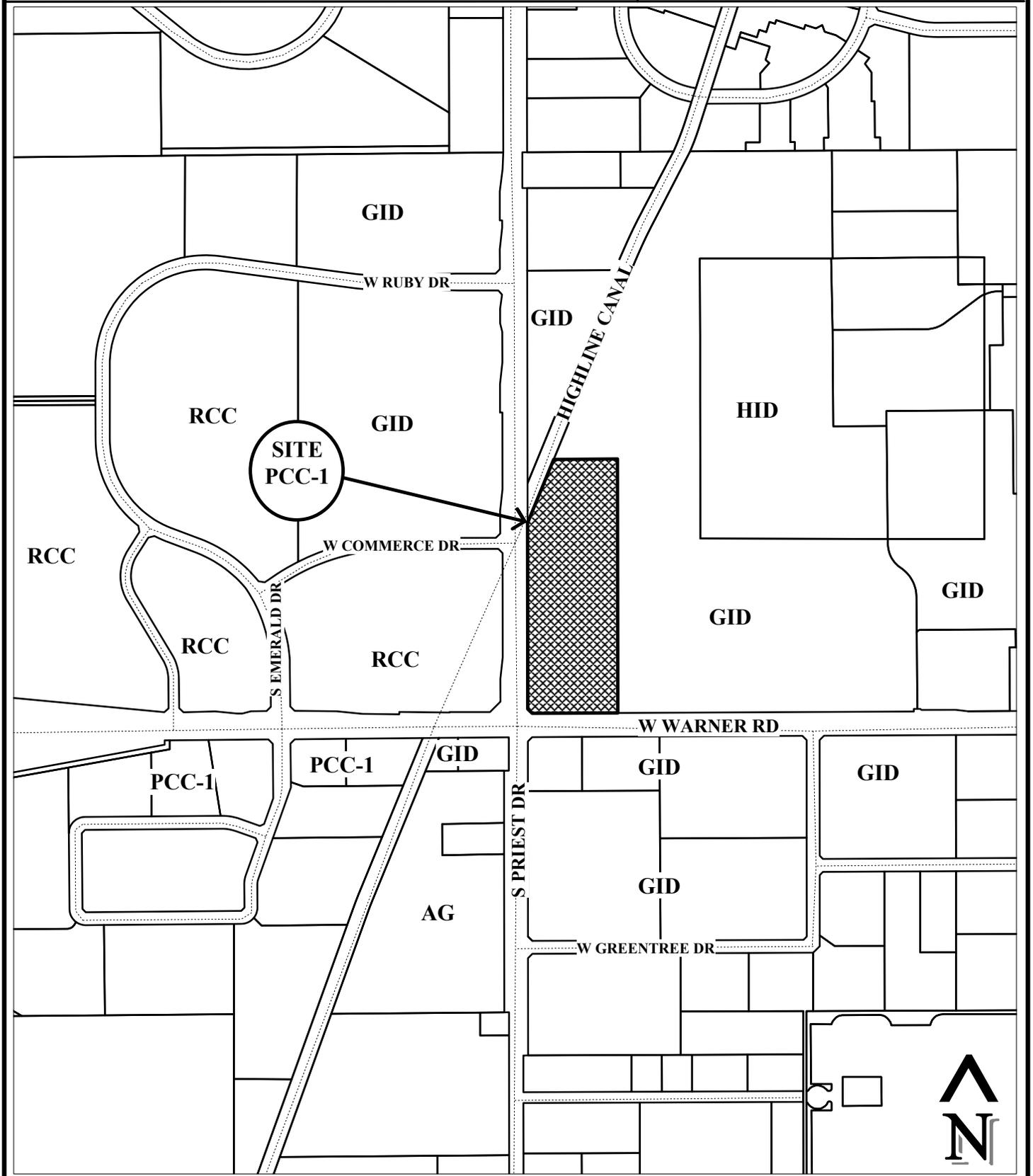
- January 10, 1980 City Council approved a zoning change from AG to I-1, I-2 and I-3 on approximately 138 acres of property owned by Garrett Turbine Engines, bounded by the Carver Road alignment on the north, Hardy Drive on the east, Warner Road on the south and Priest Road on the west. Also included in this request was a building height variance to 90 feet and a parking stall width reduction from nine to eight feet.
- September 21, 1996 Planning and Zoning Commission approved a Final Subdivision Plat consisting of five lots on 139.58 net acres owned by Allied Signal Air Research, bounded by the same description as above. The Commission approved the Final Subdivision Plan by a 4-0 vote on the consent agenda.
- October 10, 1996 City Council approved a Final Subdivision Plat consisting of 5 lots on 139.58 net acres. The plat was recorded.
- June 15, 2000 City Council approved a Final Subdivision Plat for two lots on 10.81 acres located at 1300 W. Warner Road, in the southwest corner of property now owned by Honeywell, Inc. The plat was recorded.
- September 14, 2004 The Planning and Zoning Commission continued the first hearing until October 12, 2004.
- September 28, 2004 The second hearing was tabled, the applicant indicated changes to the site plan and was required to withdraw, but no formal withdraw was provided at the meeting.
- October 5, 2004 The applicant submitted a withdrawal of the formal application.
- October 12, 2004 A new application was submitted for this site, with new site information and a new site plan.
- November 9, 2004 The Planning & Zoning Commission held the first hearing with the new site plan for a General Plan Amendment request.
- November 23, 2004 The Planning & Zoning Commission held the second hearing for the General Plan Map Amendment and first hearing for the Zoning Ordinance Map Amendment, use permits and variances.
- December 15, 2004 The Design Review Commission held a meeting and approved the site plan, landscape plan and elevations for eleven (11) new structures. Nine (9) of those structures are being reviewed tonight for approval, the other two (2) will come back and request approval from the Board at a later date.
- December 16, 2004 City Council introduced and held a first public hearing for the proposed amendments, use permits, variances and development plan.
- January 6, 2005 A second public hearing for Warner Village, located at 1342 West Warner Road.

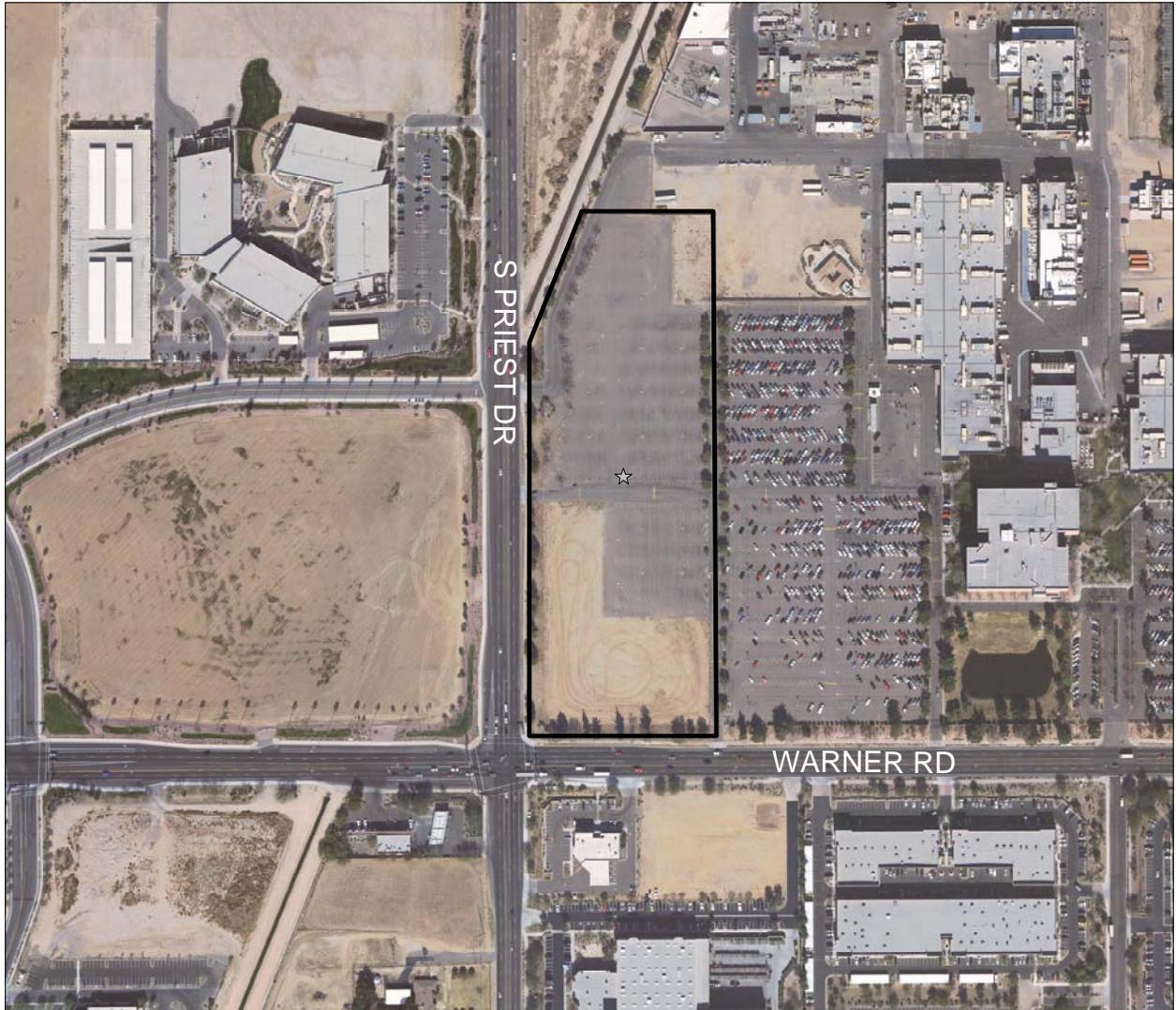
ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

MIDFIRST BANK

PL080101





MIDFIRST BANK @ WARNER VILLAGE (PL080101)

March 7, 2008

City of Tempe

Planning Department
31 East Fifth Street
Tempe, AZ 85250

Re: Letter of Explanation
MidFirst Bank @ Warner Village (NEC Priest Drive and Warner Road)

To whom it may concern,

I am pleased to present this letter of explanation for the proposed MidFirst Bank branch located on Parcel #5 of the Warner Village development. I hope you find this narrative complete and descriptive of the project. I have organized this narrative into three sections: the scope of the project, the primary design criteria and the design concepts for the project as a whole.

Scope of the Project

This project for MidFirst Bank can be summarized as follows:

- Site is a blank commercial pad built as part of a larger commercial development called Warner Village. Parcel #5 is +/-1.13 gross acres (+/-0.74 net acres) in size.
- A building of approximately 5,324 GSF (6,995 GSF including overhangs) that will include a main lobby, offices, break room, teller area, vault, restrooms, work room, viewing room, copy room, data room, conference room, fireplace, janitor's closet, and fire riser room).
- Total of 24 standard parking stalls and 2 accessible parking stalls (all conforming to COT's zoning requirements).
- Two drive-up teller lanes.
- One drive-up ATM lane.
- Existing zoning of PCC-1 to remain intact.

The objective of the overall design of the pad site is to provide an aesthetically pleasing structure and surrounding site that lends itself to the surrounding context. We feel that this project is an example of quality design to be found in the Tempe area.

Design Criteria

The intent of the design is to provide the area with an example of quality architecture that engages not only pedestrian, but vehicular traffic while enhancing the surrounding areas and complimenting the adjacent building forms.

The scale of the building fits the site very well and allows for ample parking for customers as well as for landscaping areas to soften the edges between it and not only the adjacent buildings within the larger development, but the public right-of-ways fronting it to the west and south. Client feels that the

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architectural style is not a significant departure from the existing vernacular established along Warner Road and will be a positive addition to the area.

Design Concepts

A typical MidFirst branch building's overall appearance is one of varied planes and materials that come together as an instantly recognizable form. The volume of the building is separated into programmatic elements and these areas are apparent in the exterior aesthetic of the building. The volumes and planes are constantly pushed and pulled away from one another so as not to appear as one singular space, but several different elements within a larger whole. The building is a single story structure with human scaled heights for the most part, with a single identifying architectural move that denotes the structure as being a MidFirst Bank. This dynamic feature is meant to recall a 'lantern', and relates back to MidFirst's being open for business long after other financial institutions have closed.

The branch building is anchored to the ground with the relatively low massing of the overall building. Butterfly roof planes extend out towards the sky in two directions, creating areas of clerestory glazing for the admittance of natural light into the building's interior spaces. These same clerestory windows provide visual impact when illuminated from the interior during non-daylight hours.

The building's façade includes varied materials that compliment and contrast one another as one moves around the building. Storefront glazing systems in a dark bronze finish transition to stacked stone. Earth toned EIFS systems give way to Cor-Ten panels that take on a natural patina. Earth toned accent metals and canopies compliment the dark bronze standing seam roof planes as they both finish off and further ground the building. Enhanced walkways at the entry are provided and a desert landscape palette softens the edge between walkway/drive aisle and building form. Architectural lighting will graze stacked stone on the exterior as well as the interior. Soaring butterfly canopies will be underlit and highlighted to provide visual impact. Landscape lighting will be provided as well. The architecture will be of a contemporary desert city character.

Full height windows are provided at regular intervals in order to introduce the landscaping of the surrounding site to the interior spaces of the building. All glazing areas are not of a reflective type, so as not to create offensive glare and allow sight lines to extend to the interior of the building. The main entry of the branch building is transparent full height glazing in a recessed track frame that allow the adjacent exterior finish materials to seamlessly extend into the building. Massing elements of the building also possess thermal integrity. Building design includes canopies and expansive eaves that shade all exterior glazing and clerestory areas. Eaves and canopies also serve as terminations for vertical surfaces and effectively break up these planes as a means of architectural articulation.

The use of indigenous landscaping encircles the structure to reduce sun exposure and offers a colorful blend of desert colors.

Building is fully accessible from the provided parking areas on site, the Priest Drive frontage to the west and the adjacent buildings of the development. Accessible ramps have been provided per code. A link to public transit is provided at the west side of the site. Vehicular circulation has been designed to minimize conflicts with pedestrian traffic. Pedestrian crossings at drive aisles have been delineated with enhanced paving or stamped concrete. Pedestrian access walk extend along the front of the building from the Priest Drive ROW and align with the walks at the fronts of the adjacent buildings as part of the development.

MAR 19 2008

I hope this brief narrative meets with your satisfaction and is adequately descriptive of the project. If there are any questions in regards to the information above or any additional information is required, please do not hesitate to contact me.

Sincerely,

Paul Schmidt
Project Manager, **Architekton**

MAR 19 2008



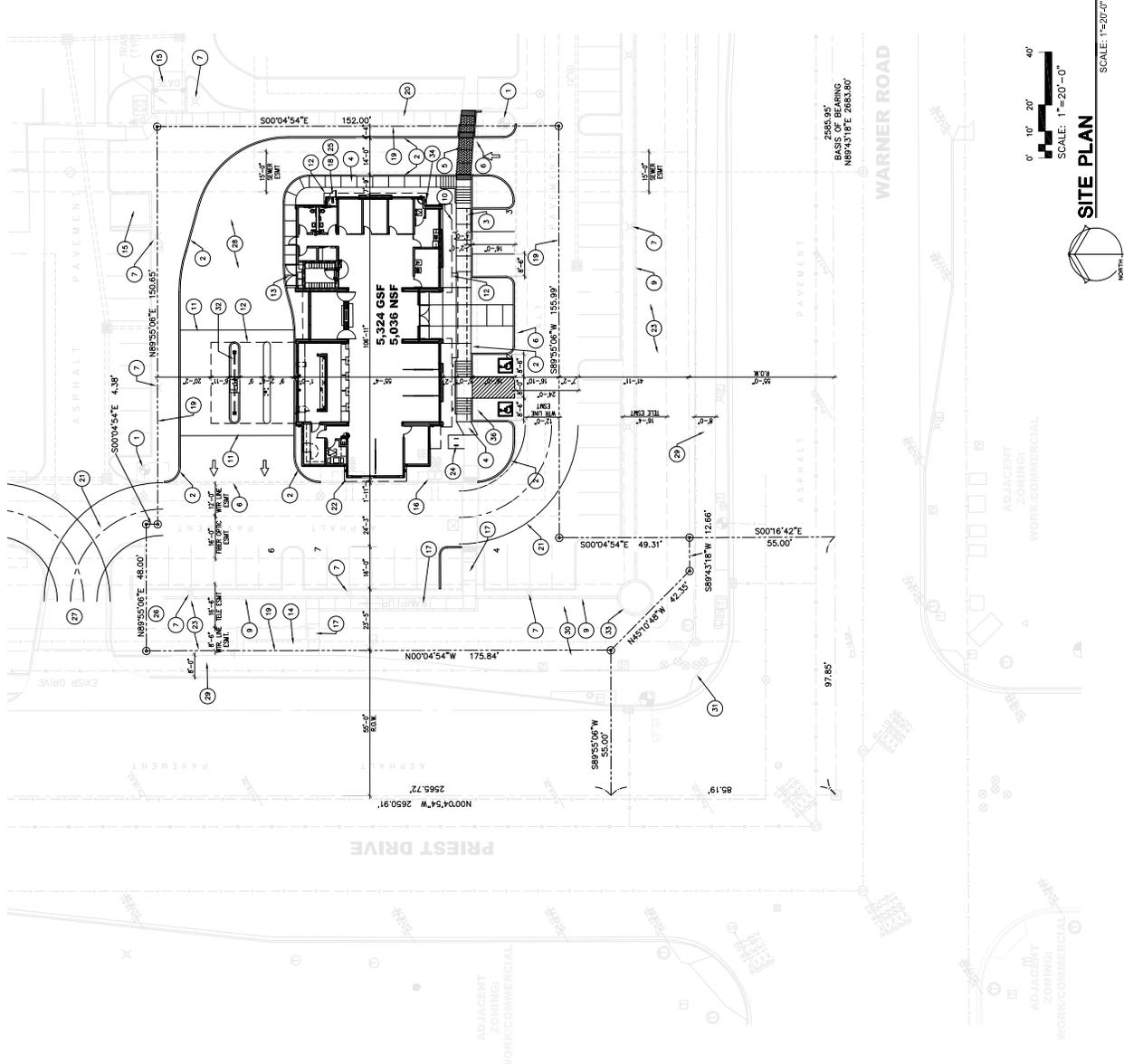
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DATE ISSUED: 03/06/2008
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CHECKED BY: PS

SITE PLAN EXHIBIT
A101

ARCHITEKTON

GENERAL NOTES:	LEGAL DESCRIPTION:	PROJECT DATA:	ACCESSIBILITY NOTES:	KEYED NOTES:	PROJECT NARRATIVE:	VICINITY MAP:																
<p>A. PLEASE REFER TO ELECTRICAL SITE PLAN FOR SITE PHOTOMETRICS.</p> <p>B. PLEASE REFER TO CONCEPTUAL PLANTING PLAN FOR LANDSCAPING.</p> <p>C. REFER TO CONCEPTUAL GRADING AND DRAINAGE PLAN FOR GRADE AND DRAINAGE INFORMATION.</p> <p>D. BUILDINGS WILL BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM PER NFPA REQUIREMENTS.</p>	<p>LOT 5, WARNER VILLAGE, A SUBDIVISION RECORDED IN BOOK 811 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.</p>	<p>OWNER/DEVELOPER: MIDFIRST BANK</p> <p>MUNICIPALITY: CITY OF TEMPE, ARIZONA</p> <p>PROPOSED ZONING: PCC-1 (WORK/INDUSTRIAL)</p> <p>PROPOSED LAND USES: RETAIL BANK, RETAIL AND SURFACE PARKING</p> <p>ASSESSOR'S PARCEL NO.: 301-52-209.4</p> <p>SITE LOCATION: NEC PREST DRIVE AND WARNER ROAD</p> <p>SITE AREA: 32,062 GSF (0.74 ACRES) 32,062 NSF (0.74 ACRES)</p> <p>LOT COVERAGE ALLOWABLE: 50% 100%</p> <p>PROPOSED NET DENSITY (FAR): .17</p> <table border="1"> <thead> <tr> <th>FRONT</th> <th>SIDE</th> <th>REAR</th> <th>STREET SIDE</th> </tr> </thead> <tbody> <tr> <td>REQUIRED</td> <td>0'</td> <td>30'</td> <td>30'</td> </tr> <tr> <td>PROVIDED</td> <td>50'</td> <td>26'</td> <td>46'</td> </tr> <tr> <td></td> <td></td> <td></td> <td>65'</td> </tr> </tbody> </table> <p>LANDSCAPE PROVIDED (MINIMUM): 15% (OF NET SITE AREA) 7,081 SF (22% OF NSF)</p> <p>LANDSCAPE REQUIRED (5 MIN. OF PARKING AREAS): 10%</p> <p>LANDSCAPE PROVIDED IN ROW: 12.5%</p> <p>HARDSCAPE PROVIDED: 3,891 SF (12% OF NSF) 1,724 SF (6% OF NSF) 5,324 SF (16.9% OF NSF, INCL. OVERHANGS)</p> <p>TOTAL BUILDING AREA: V-B (W/ FEES PER NFPA)</p> <p>CONSTRUCTION TYPE: BANK</p> <p>PROPOSED BUILDING USE: 26'-0" TO TOP OF STRUCTURE</p> <p>BUILDING HEIGHT (SINGLE STORY): 17</p> <p>PARKING REQUIRED (OR 1:300 SF): STANDARD SPACES (6.06/300) ACCORDING TO SECTION 4.1.2</p> <p>TOTAL PARKING REQUIRED: 12</p> <p>PARKING PROVIDED: 24</p> <p>ACCESSIBLE SPACES: 2</p> <p>BICYCLE PARKING PROVIDED: 2</p>	FRONT	SIDE	REAR	STREET SIDE	REQUIRED	0'	30'	30'	PROVIDED	50'	26'	46'				65'	<p>1. ACCESSIBLE ENTRANCES TO THE BUILDING SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.</p> <p>2. THE MINIMUM CLEARANCE HEIGHT SHALL BE 80" FOR ALL ACCESSIBLE AREAS AND 84" FOR ALL ADJACENT GROUND LEVELS SHALL BE ACCESSIBLE.</p> <p>3. ACCESSIBLE RAMPS AS REQUIRED BY ADA SHALL NOT HAVE SLOPES WHICH EXCEED 1:12 IN 12 INCHES.</p> <p>4. ALL SURFACES SHALL BE FINISHED TO A SMOOTH, UNIFORM SURFACE WHICH SHALL BE 1/4" UP OR DOWN FROM THE FINISHED SURFACE.</p> <p>5. AN ACCESSIBLE ROUTE OF TRAVEL 3 FT. WIDE (MIN) MUST BE PROVIDED TO ALL ACCESSIBLE AREAS. THIS ROUTE SHALL BE 1/4" UP OR DOWN FROM THE FINISHED SURFACE.</p> <p>6. THRESHOLDS MUST BE 1/2" IN HEIGHT OR LESS.</p> <p>7. ALL ACCESSIBLE AREAS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.</p> <p>8. ACCESSIBLE PARKING SPACES SHALL HAVE A SLOPE NOT EXCEEDING 2%.</p> <p>9. ACCESSIBILITY ON THE GROUND WITHIN THE SPACE.</p> <p>10. ACCESSIBLE PARKING SPACES SHALL HAVE SIGNAGE IDENTIFYING THE SPACE.</p> <p>11. ACCESSIBLE ROUTES SHALL BE ADIRABLE AND VISUAL AND MEET ACCESSIBILITY REQUIREMENTS.</p> <p>12. ACCESSIBLE ROUTE SHALL BE WITHOUT STEPS OR CHANGES IN LEVEL GREATER THAN 1/2" WITHOUT AN APPROVED RAMP.</p>	<p>KEYED NOTES:</p> <p>KEYED NOTES LISTED BELOW ARE ONLY TO BE NOTED ON THIS DRAWING.</p> <p>1. EXISTING FIRE HYDRANT - NOT IN CONTRACT (N/C). REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.</p> <p>2. NEW 6" CONCRETE VERTICAL CURB (TYP.).</p> <p>3. DASHED LINE INDICATES 2'-0" VEHICLE OVERHANG.</p> <p>4. CONCRETE SIDEWALK - MINIMUM 6" WIDTH AT PARKING SPACES AND 4" WIDTH OTHERWISE.</p> <p>5. DECORATIVE PAVING.</p> <p>6. EXISTING SITE FEATURES (CURBS, ETC.) TO BE REMOVED.</p> <p>7. EXISTING POLE MOUNTED SITE LIGHTING FIXTURES.</p> <p>8. FIRE DEPARTMENT ACCESS SHALL HAVE CLEAR FIRE LANE DESIGNATION AND INDICATION TO BE DETERMINED ON-SITE BY FIRE DEPARTMENT PRIOR TO CERTIFICATE OF OCCUPANCY.</p> <p>9. EXISTING PARKING SCREEN WALLS.</p> <p>10. ACCESSIBLE HANDICAP PARKING SIGN.</p> <p>11. CONCRETE APRON AT DRIVE THROUGH LANES.</p> <p>12. DASHED LINE OF CANOPY/OVERHANG ABOVE.</p> <p>13. SEE ACCESS.</p> <p>14. EXISTING EXISTING TRASH ENCLOSURE. THIS SIGN REFER TO BE PROVIDED AND INSTALLED BY THE CITY OF TEMPE.</p> <p>15. EXISTING TRASH ENCLOSURE.</p> <p>16. LOCATION OF RELOCATED WATER METER.</p> <p>17. EXISTING PEDESTRIAN CONNECTION TO R.O.W. W/ ACCESSIBLE RAMP.</p> <p>18. ENTRY TO FIRE RISER ROOM.</p> <p>19. EXISTING SIDEWALK.</p> <p>20. EXISTING SIDEWALK.</p> <p>21. FIRE TRUCK TURNING RADIUS, 20' INSIDE - 45' OUTSIDE.</p> <p>22. LOCATION OF EXISTING WATER METER.</p> <p>23. EXISTING LANDSCAPED FRONTAGE AS PROVIDED BY DEVELOPER.</p> <p>24. LOCATION OF BICYCLE RACKS FOR A TOTAL OF FOUR (4) BIKES - INSTALL PER C.O.T. STANDARD DETAIL, 1-318.</p> <p>25. THE DEPARTMENT MONUMENT SIGN LOCATION.</p> <p>26. PROPOSED MONUMENT SIGN LOCATION (TO BE REVIEWED UNDER RESUBMITTAL).</p> <p>27. EXISTING CURB CUT/DRIVEWAY LOCATION.</p> <p>28. ASPHALT PAVING.</p> <p>29. EXISTING PUBLIC SIDEWALK AT R.O.W. VERIFIED TO MEET C.O.T. MINIMUM WIDTH OF 8'-0".</p> <p>30. EXISTING PUBLIC SIDEWALK AT DRIVE THROUGH CANOPY FOR PROTECTION OF GRASS ADJACENT TO PROPERTY LINE (PER BC SECTION 704 AND TABLE 704.8, UNLIMITED OPENINGS ALLOWED IF PROTECTED AND ARE MORE THAN 20' FROM THE PROPERTY LINE).</p> <p>31. EXISTING ACCESSIBLE FLARED RAMP AT INTERSECTION.</p> <p>32. 6" WROUGHT IRON FENCE TO OTHER SIDE OF ATM.</p> <p>33. EXISTING ART FEATURE/IDENTITY ELEMENT.</p> <p>34. LOCATION OF BUILDING MOUNTED FIRE DEPARTMENT CONNECTION - TO BE PAING FIRE LANE.</p>	<p>PROJECT NARRATIVE:</p> <p>THIS PROJECT CONSISTS OF A ONE-STORY BRANCH BANK BUILDING OF APPROXIMATELY 5,324 GSF ON A PARCEL OF APPROXIMATELY 0.74 ACRES (32,062 GSF) LOCATED AT THE INTERSECTION OF WARNER ROAD AND PREST DRIVE IN THE CITY OF TEMPE, ARIZONA. THE DEVELOPER HAS SUBMITTED A CONCEPTUAL ARCHITECTURAL DEVELOPMENT PLAN FOR THE PROJECT. THE ARCHITECTURE AND DESIGN OF THE BUILDING IS INSPIRED BY THE ARCHITECTURE OF THE EARLY 20TH CENTURY. THE ARCHITECTURE IS CHARACTERIZED BY ITS GENEROUS AND SHADY PORCHES, SPACIOUS INTERIORS, AND CLASSIC DETAILS. THE ARCHITECTURE AND ITS IMMEDIATE LANDSCAPE WILL INCORPORATE LOCAL MATERIALS AND DESIGN ELEMENTS. THE ARCHITECTURE AND ITS IMMEDIATE LANDSCAPE WILL INCORPORATE LOCAL MATERIALS AND DESIGN ELEMENTS. THE ARCHITECTURE AND ITS IMMEDIATE LANDSCAPE WILL INCORPORATE LOCAL MATERIALS AND DESIGN ELEMENTS.</p>	
FRONT	SIDE	REAR	STREET SIDE																			
REQUIRED	0'	30'	30'																			
PROVIDED	50'	26'	46'																			
			65'																			



SITE PLAN
SCALE: 1"=20'0"

LEGAL DESCRIPTION

LOT 5, WARNER VILLAGE, A SUBDIVISION RECORDED IN BOOK 6911 OF MAPS, PAGE 28 RECORDS OF MARICOPA COUNTY, ARIZONA, CONTAINING 32,062 SQUARE FEET OR 0.7417 ACRES.

BENCH MARK
 CONCRETE MESSONRIE, I.T. BENCHMARK, BRASS CUE IN HAND HOLE AT THE INTERSECTION OF WARNER ROAD & PRIEST DRIVE.
 ELEVATION 1218.30, CITY OF TEMPE DATUM (USED FOR THIS PROJECT)
 SURVEY INNOVATION GROUP, INC. BENCHMARK, BRASS CUE IN HAND HOLE AT THE INTERSECTION OF WARNER ROAD & PRIEST DRIVE.
 ELEVATION 1218.30

NOTE

EXISTING IMPROVEMENTS AND ELEVATIONS TAKEN FROM TOPOGRAPHICAL SURVEY PREPARED BY SAUTIGATE ASSOCIATES INC. IN 1998. ALL ELEVATIONS ARE IN FEET ABOVE SEA LEVEL. ALL VISA SURVEY PREPARED BY SURVEY INNOVATION GROUP, INC. PLAN TAKEN FROM AN ELECTRONIC FILE PREPARED BY ARCHITECTON.

LIMITS OF WORK WILL DISTURB APPROXIMATELY 0.45 ACRES.

DRAINAGE NOTE

THE 100-YEAR, 1-HOUR STORM EVENT REQUIRED RETENTION FOR THIS PROJECT, EXISTING VACANT PAD, HAS BEEN REDESIGNED TO ACCOMMODATE THE PROPOSED IMPROVEMENTS IN THE WARNER VILLAGE PROJECT PER PLANS AND DRAINAGE REPORT PREPARED BY ERICKSON & MERS ENGINEERING, INC. IN 2005. THE PROPOSED IMPROVEMENTS WILL BE ABOVE THE EXISTING LOW CENTRAL ELEVATION AT THE INTERSECTION OF WARNER ROAD AND PRIEST DRIVE. THE PROPOSED IMPROVEMENTS ALONG THE WEST AND SOUTH AND FINISHED GRADES TO THE NORTH END OF LOT 5, 18.00 FEET (FINISHED) - AREAS OF 0.45 ANNUAL CHANCE FLOOD, MEAS OF 1% ANNUAL CHANCE FLOOD WITH A VELOCITY DEPTH OF LESS THAN 1.0 FOOT OR WITH DRAINAGE LEAVES FROM 1% ANNUAL CHANCE FLOOD - ACCORDING TO FRM 0401326300, DATED SEPTEMBER 30, 2005.



MIDFIRST BANK

SOUTHGATE ASSOCIATES LTD
 7411 E. 6th Avenue, Suite 103, Scottsdale, Arizona 85251
 T. (480) 970-8822 F. (480) 970-3984 systems@southgate.com
 Engineering Consultants

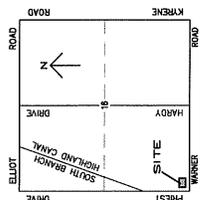
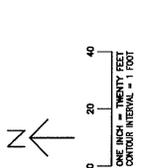
MIDFIRST BANK - WARNER VILLAGE
 NEC PRIEST DRIVE & WARNER ROAD
 TEMPE, ARIZONA

PROJECT NO. 0007-0803
 DATE FEBRUARY 2008

REVISIONS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, T1S, R1E, C6A, & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

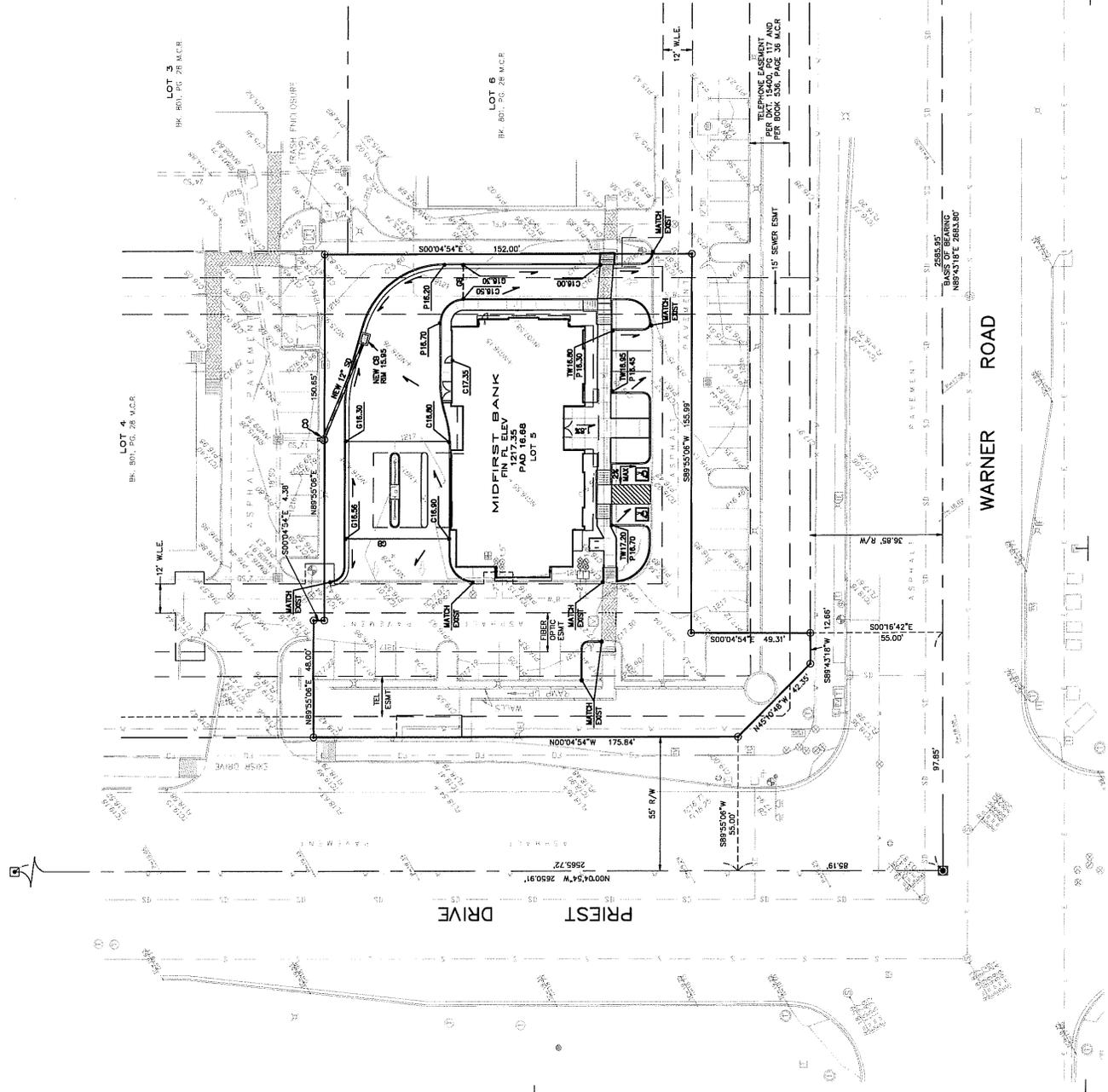
PRELIMINARY GRADING AND DRAINAGE PLAN 1/1



VICINITY MAP
 SEC. 16, T1S, R1E, G & S.R.B. & M. TEMPE, ARIZONA
 SCALE 1" = 1 MILE

OWNER
 MIDFIRST BANK - MARSHALL
 5030 TULACAMERON ROAD, SUITE 200
 PHOENIX, ARIZONA 85016
 FAX 602 954-2514

UTILITIES
 SANITARY SEWER - CITY OF TEMPE
 WATER - CITY OF TEMPE 200-6885
 GAS - SOUTHWEST GAS
 602-484-5270
 ELECTRIC - QWEST 313-4771
 TELEPHONE - QWEST 313-4771
 CABLE T.V. - COX COMMUNICATIONS
 602-322-7220



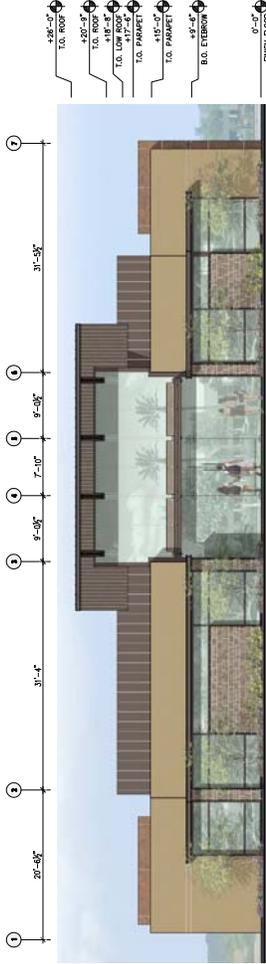


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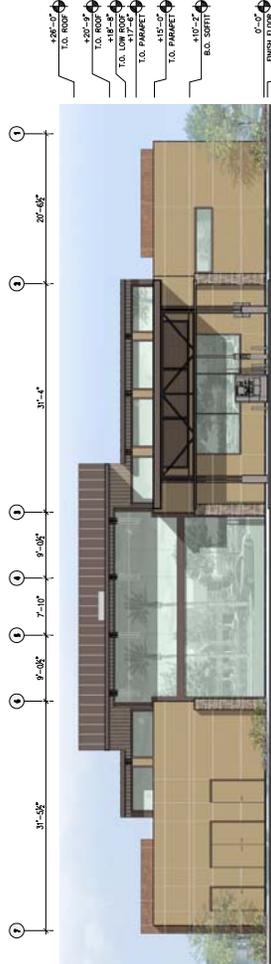
PREPARED FOR REVIEW
 FOR PERMIT
 FOR CONSTRUCTION
 ISSUED FOR RECORD

DATE ISSUED: 02.08.2008
DRAWN BY: PPS
CHECKED BY: PPS
A301A.dwg

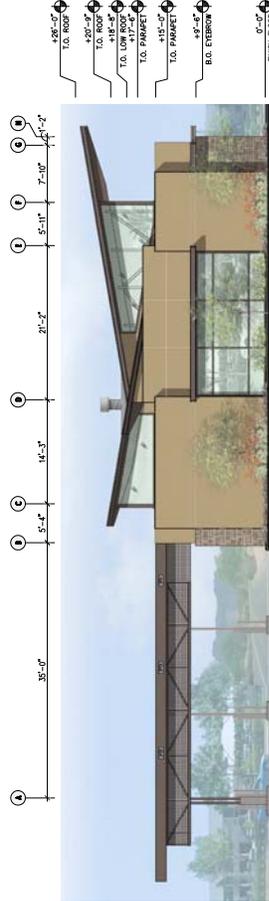
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ELEVATIONS
ELEVATIONS
A 301A



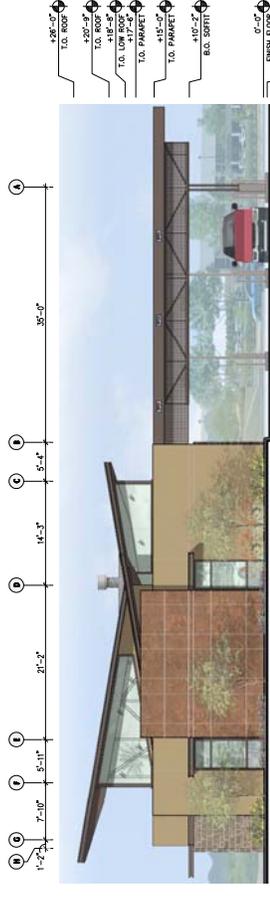
1 SOUTHWEST BUILDING ELEVATION
1/8"=1'-0"



2 NORTHEAST BUILDING ELEVATION
1/8"=1'-0"



3 NORTHWEST BUILDING ELEVATION
1/8"=1'-0"



4 SOUTHEAST BUILDING ELEVATION
1/8"=1'-0"